

LEGEND

	PROPERTY LINE		PROPOSED ASPHALT CONCRETE		PROPOSED LANDSCAPE AREA
	APPROXIMATE CIVIL LIMIT OF WORK		PROPOSED CONCRETE SIDEWALK		PROPOSED BIORETENTION OR FLOW-THROUGH PLANTER
	EASEMENT OR SETBACK LINE		PROPOSED HEAVY DUTY CONCRETE		PROPOSED RIPRAP
	SETBACK LINE		STAMPED AND/OR COLORED CONCRETE ADA PATH OF TRAVEL		
	SAWCUT LINE				
	ACCESSIBLE ADA PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)				
	TRASH ENCLOSURE APPROACH (FOR REFERENCE ONLY, DO NOT PAINT)				
	ROW PARKING COUNT				

ABBREVIATIONS

BLDG	- BUILDING	INV	- INVERT
C/L	- CENTERLINE	LP	- LOW POINT
CO	- CLEANOUT	MH	- MANHOLE
CONC.	- CONCRETE	N	- NORTH
DI	- DRAIN INLET	P/L	- PROPERTY LINE
E	- ELECTRIC OR EAST	R	- RIDGE OR RADIUS
ESMT	- EASEMENT	R/W	- RIGHT-OF-WAY
FF	- FINISHED FLOOR	S	- SOUTH
FG	- FINISHED GRADE	SD	- STORM DRAIN
FL	- FLOW LINE	SS	- SANITARY SEWER
FS	- FINISHED SURFACE	TC	- TOP OF CURB
FW	- FIRE WATER	VIF	- VERIFY IN FIELD
GB	- GRADE BREAK	W	- WATER OR WEST
HP	- HIGH POINT		

GENERAL NOTES

- RETAIL CENTER WILL PROVIDE RECIPROCAL EASEMENTS BETWEEN THE LOTS FOR ACCESS, DRAINAGE, AND UTILITIES.
- RETAIL CENTER WILL PROVIDE A SHARED PARKING AGREEMENT IN WHICH ONE TENANT CANNOT GET EXCLUSIVE PARKS ON ITS PARCEL.
- PAVING MATERIAL OF THE WALKWAYS THROUGHOUT THE CENTER WILL BE CONSISTENT WITH THE ARCHITECTURAL TYPE OF THE CENTER. CENTER WILL PROVIDE STAMPED AND/OR COLORED CONCRETE OR PAVERS AS A DECORATIVE ACCENT THROUGHOUT THE CENTER TO PROVIDE A PATH OF TRAVEL FOR PEDESTRIANS.

LOT	BUILDING AREA (SF)	REQUIRED PARKING STALLS*	TOTAL PROVIDED PARKING STALLS	PROVIDED COMPACT PARKING STALLS (30% MAX ALLOWED)	REQUIRED SHORT TERM BICYCLE PARKING	PROVIDED SHORT TERM BICYCLE PARKING
LOT 1	5,000	25	25	0	2	2
LOT 2	5,233	53**	114	12 (11%)	6	6
LOT 3	7,050	36	23	2 (9%)	2	2
LOT 4	950	10**	9	0	1	2
LOT 5	8,100	41	58	14 (24%)	3	4
LOT 6	13,150	66	102	20 (20%)	6	6
TOTAL	-	231	331	48 (15%)	20	22

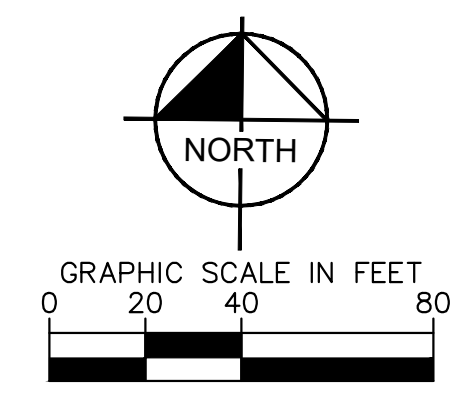
LOT	PROVIDED PARKING STALLS	ADA REQUIRED	ADA PROVIDED	EV CAPABLE REQUIRED*	EV CAPABLE PROVIDED	EVCS REQUIRED*	EVCS PROVIDED
LOT 1	27	2 TOTAL (1 VAN, 1 STD)	2 TOTAL (1 VAN, 1 STD)	8	8	2 (1 VAN)	2 (1 VAN, 1 STD)
LOT 2	115	5 TOTAL (1 VAN, 4 STD)	5 TOTAL (1 VAN, 4 STD)	25	25	6 (1 VAN, 1 STD)	6 (1 VAN, 1 STD)
LOT 3	23	1 TOTAL (1 VAN)	2 TOTAL (1 VAN, 1 STD)	4	4	0	0
LOT 4	9	1 TOTAL (1 VAN)	1 TOTAL (1 VAN)	0	0	0	0
LOT 5	58	3 TOTAL (1 VAN, 2 STD)	3 TOTAL (1 VAN, 2 STD)	13	13	3 (1 VAN)	3 (1 VAN, 1 STD)
LOT 6	102	5 TOTAL (1 VAN, 4 STD)	5 TOTAL (2 VAN, 3 STD)	25	26	6 (1 VAN, 1 STD)	6 (1 VAN, 1 STD)
TOTAL	334	17 TOTAL	18 TOTAL	75 TOTAL	76 TOTAL	17 TOTAL	17 TOTAL

*DESIGNED AND PLANNED AT ONE (1) PARKING SPACE PER 200 SF OF FLOOR AREA PER CHAPTER 19.26, SECTION 19.26.030 OF CITY OF ROSEVILLE MUNICIPAL CODE. EACH TENANT LOT SHALL UTILIZE THE PARKING REQUIREMENT FOR THEIR PROPOSED LAND USE AS EACH TENANT LOT IS LEASED PER CHAPTER 19.26, SECTION 19.26.030 OF CITY OF ROSEVILLE MUNICIPAL CODE.

*THE REQUIRED NUMBER OF EV CAPABLE STALLS AND EVCS WITH EVSE STALLS ARE CALCULATED PER 2022 CALGREEN BUILDING CODE

**DESIGNED AND PLANNED AT ONE (1) PARKING SPACE PER 100 SF OF FLOOR AREA FOR DRIVE-THRU.

***THE RETAIL CENTER WILL HAVE A SHARED PARKING AGREEMENT IN WHICH ONE TENANT CANNOT GET EXCLUSIVE PARKS ON ITS PARCEL. PARCELS 3 AND 4 ARE UNDERPAKED INDIVIDUALLY, HOWEVER, AS A WHOLE, THE RETAIL CENTER SURPASSES CITY PARKING REQUIREMENT.



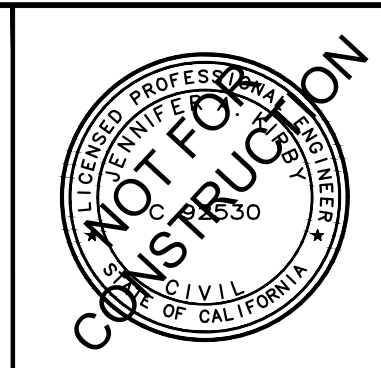
K:\BAY_LDEVA\Chick-Fit-A\091622126 - CFA #5032 - Blue Oaks & Woodcreek Oaks (Roseville) CAD Exhibits\Entitlements\C1.D PRELIMINARY SITE PLAN.dwg



4637 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
 PHONE: 925-398-4840 FAX: 925-398-4849
 WWW.KIMLEY-HORN.COM

KHA PROJECT	097672126
DATE	02/17/2023
SCALE	AS SHOWN
DESIGNED BY	SAL
DRAWN BY	OKC
CHECKED BY	JAK

BLUE OAKS SHOPPING CENTER
 1480 BLUE OAKS BOULEVARD
 ROSEVILLE, CA 95747



PRELIMINARY SITE PLAN

SHEET NUMBER

C1.0